

051.A

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

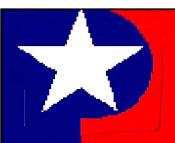
745,400 / 745,400

USE VALUE:

745,400 / 745,400

ASSESSED:

745,400 / 745,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 21 |        | CENTRAL ST, ARLINGTON |

| OWNERSHIP | Unit #: | 1 |
|-----------|---------|---|
|-----------|---------|---|

Owner 1: DYER ELIZABETH

Owner 2:

Owner 3:

Street 1: 21 CENTRAL ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DYER - ELIZABETH

Owner 2: -

Street 1: 21 CENTRAL ST #1

Twn/City: Arlington

St/Prov: Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Clapboard Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7404  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 742,900        | 2,500      |            | 745,400     |                   | 210387    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 07/19/18  |

|              |       |         |       |  |         |                  |
|--------------|-------|---------|-------|--|---------|------------------|
| Total Card   | 0.000 | 742,900 | 2,500 |  | 745,400 | Entered Lot Size |
| Total Parcel | 0.000 | 742,900 | 2,500 |  | 745,400 | Total Land:      |

|         |                 |                                |        |          |       |                 |
|---------|-----------------|--------------------------------|--------|----------|-------|-----------------|
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 442.64 | /Parcel: | 442.6 | Land Unit Type: |
|---------|-----------------|--------------------------------|--------|----------|-------|-----------------|

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 051.A-0004-0004.0 |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |
| 2020                | 102 | FV  | 731,900    | 2500      | .         | .          | 734,400     | 734,400       | Year End Roll     | 12/18/2019 |
| 2019                | 102 | FV  | 644,600    | 2500      | .         | .          | 647,100     | 647,100       | Year End Roll     | 1/3/2019   |
| 2018                | 102 | FV  | 571,300    | 2500      | .         | .          | 573,800     | 573,800       | Year End Roll     | 12/20/2017 |
| 2017                | 102 | FV  | 521,700    | 2500      | .         | .          | 524,200     | 524,200       | Year End Roll     | 1/3/2017   |
| 2016                | 102 | FV  | 521,700    | 2500      | .         | .          | 524,200     | 524,200       | Year End          | 1/4/2016   |
| 2015                | 102 | FV  | 459,900    | 2500      | .         | .          | 462,400     | 462,400       | Year End Roll     | 12/11/2014 |
| 2014                | 102 | FV  | 442,300    | 2500      | .         | .          | 444,800     | 444,800       | Year End Roll     | 12/16/2013 |
| 2013                | 102 | FV  | 442,300    | 2500      | .         | .          | 444,800     | 444,800       |                   | 12/13/2012 |

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|                                 |                   |         |     |                                    |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
|---------------------------------|-------------------|---------|-----|------------------------------------|-------------------|--------|---------------------|--------------------------------------|------------|--------------|--------|----------------------|------|--------|------------|--------------|-------|--------------|---|---|
| <b>EXTERIOR INFORMATION</b>     |                   |         |     | <b>BATH FEATURES</b>               |                   |        |                     | <b>COMMENTS</b>                      |            |              |        | <b>SKETCH</b>        |      |        |            |              |       |              |   |   |
| Type: 99 - Condo Conv           |                   |         |     | Full Bath: 1                       | Rating: Very Good |        |                     | CONVERTED TO CONDO 1999.             |            |              |        |                      |      |        |            |              |       |              |   |   |
| Sty Ht: 2A - 2 Sty +Attic       |                   |         |     | A Bath:                            | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| (Liv) Units: 1                  | Total: 1          |         |     | 3/4 Bath: 1                        | Rating: Excellent |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Foundation: 3 - BrickorStone    |                   |         |     | A 3QBth:                           | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Frame: 1 - Wood                 |                   |         |     | 1/2 Bath:                          | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Prime Wall: 2 - Clapboard       |                   |         |     | A HBth:                            | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Sec Wall:                       |                   | %       |     | OthrFix:                           | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Roof Struct: 1 - Gable          |                   |         |     | <b>OTHER FEATURES</b>              |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Roof Cover: 1 - Asphalt Shgl    |                   |         |     | Kits: 1                            | Rating: Very Good |        |                     | 1st Res Grid Desc: Line 1 # Units: 1 |            |              |        |                      |      |        |            |              |       |              |   |   |
| Color: MUSTARD                  |                   |         |     | A Kits:                            | Rating:           |        |                     | Level                                | FY         | LR           | DR     | D                    | K    | FR     | RR         | BR           | FB    | HB           | L | O |
| View / Desir: N - NONE          |                   |         |     | Frl:                               | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| <b>GENERAL INFORMATION</b>      |                   |         |     | WSFlue:                            | Rating:           |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Grade: C+ - Average (+)         |                   |         |     | <b>CONDOS INFORMATION</b>          |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Year Blt: 1850                  | Eff Yr Blt:       |         |     | Location:                          |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Alt LUC:                        |                   | Alt %:  |     | Total Units:                       |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Jurisdict: G10                  |                   | Fact: . |     | Floor:                             |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Const Mod:                      |                   |         |     | % Own: 50.000000000                |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Lump Sum Adj:                   |                   |         |     | Name:                              |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| <b>INTERIOR INFORMATION</b>     |                   |         |     | <b>DEPRECIATION</b>                |                   |        |                     | <b>REMODELING</b>                    |            |              |        | <b>RES BREAKDOWN</b> |      |        |            |              |       |              |   |   |
| Avg Ht/FL: STD                  |                   |         |     | Phys Cond: GV - Good-VG            | 10. %             |        |                     | Exterior:                            |            | No Unit      | RMS    | BRS                  | FL   |        |            |              |       |              |   |   |
| Prim Int Wall: 2 - Plaster      |                   |         |     | Functional:                        |                   |        |                     | Interior:                            |            | 1            | 7      | 2                    |      |        |            |              |       |              |   |   |
| Sec Int Wall:                   |                   | %       |     | Economic:                          |                   |        |                     | Additions:                           |            |              |        |                      |      |        |            |              |       |              |   |   |
| Partition: T - Typical          |                   |         |     | Special:                           |                   |        |                     | Kitchen:                             |            |              |        |                      |      |        |            |              |       |              |   |   |
| Prim Floors: 3 - Hardwood       |                   |         |     | Override:                          |                   |        |                     | Baths:                               |            |              |        |                      |      |        |            |              |       |              |   |   |
| Sec Floors:                     |                   | %       |     | Total: 10.8 %                      |                   |        |                     | Plumbing:                            |            |              |        |                      |      |        |            |              |       |              |   |   |
| Bsmnt Flr: 12 - Concrete        |                   |         |     | <b>CALC SUMMARY</b>                |                   |        |                     | Electric:                            |            |              |        |                      |      |        |            |              |       |              |   |   |
| Subfloor:                       |                   |         |     | Basic \$ / SQ: 295.00              |                   |        |                     | Heating:                             |            |              |        |                      |      |        |            |              |       |              |   |   |
| Bsmnt Gar:                      |                   |         |     | Size Adj: 1.27351546               |                   |        |                     | General:                             |            |              |        |                      |      |        |            |              |       |              |   |   |
| Electric: 3 - Typical           |                   |         |     | Const Adj: 0.99989998              |                   |        |                     | <b>COMPARABLE SALES</b>              |            |              |        |                      |      |        |            |              |       |              |   |   |
| Insulation: 2 - Typical         |                   |         |     | Adj \$ / SQ: 375.650               |                   |        |                     | Rate                                 | Parcel ID  | Typ          | Date   | Sale Price           |      |        |            |              |       |              |   |   |
| Int vs Ext: S                   |                   |         |     | Other Features: 88500              |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Heat Fuel: 2 - Gas              |                   |         |     | Grade Factor: 1.10                 |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Heat Type: 3 - Forced H/W       |                   |         |     | NBHD Inf: 1.04999995               |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| # Heat Sys: 1                   |                   |         |     | NBHD Mod:                          |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| % Heated: 100                   |                   | % AC:   |     | LUC Factor: 1.00                   |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| Solar HW: NO                    | Central Vac: NO   |         |     | Adj Total: 832863                  |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
| % Com Wall:                     | % Sprinkled:      |         |     | Depreciation: 89949                |                   |        |                     |                                      |            |              |        |                      |      |        |            |              |       |              |   |   |
|                                 |                   |         |     | Depreciated Total: 742914          |                   |        |                     | WtAv\$/SQ:                           |            | AvRate:      |        | Ind.Val              |      |        |            |              |       |              |   |   |
|                                 |                   |         |     |                                    |                   |        | Juris. Factor: 1.00 |                                      |            | Before Depr: | 433.88 |                      |      |        |            |              |       |              |   |   |
|                                 |                   |         |     |                                    |                   |        | Special Features: 0 |                                      |            | Val/Su Net:  | 441.15 |                      |      |        |            |              |       |              |   |   |
|                                 |                   |         |     |                                    |                   |        | Final Total: 742900 |                                      |            | Val/Su SzAd  | 441.15 |                      |      |        |            |              |       |              |   |   |
| <b>MOBILE HOME</b>              |                   |         |     | Make:                              |                   | Model: |                     | Serial #:                            |            | Year:        |        | Color:               |      |        |            |              |       |              |   |   |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |         |     | <b>PARCEL ID</b> 051.A-0004-0004.0 |                   |        |                     |                                      |            |              |        |                      |      |        |            | <b>IMAGE</b> |       |              |   |   |
| Code                            | Description       | A       | Y/S | Qty                                | Size/Dim          | Qual   | Con                 | Year                                 | Unit Price | D/S          | Dep    | LUC                  | Fact | NB Fa  | Appr Value | JCod         | JFact | Juris. Value |   |   |
| 3                               | Garage            | D       | Y   | 1                                  | 10X20             | F      | FR                  | 1920                                 | 24.75      | T            | 50     | 102                  |      |        | 2,500      |              |       | 2,500        |   |   |
| More: N                         | Total Yard Items: | 2,500   |     | Total Special Features:            |                   |        |                     |                                      | Total:     |              |        |                      |      | Total: | 2,500      |              |       |              |   |   |